



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 KODIAK Crescent, Fort McMurray T9K2L9**

MLS® #: **A2211712**

Area: **Timberlea**

Listing Date: **06/12/25**

List Price: **\$295,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Full Duplex**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**10 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,270**

Low Sqft:

Ttl Sqft:

**1,270**

DOM

**21**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Dog Run Fenced In,Low Maintenance Landscape Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Dog Run,Playground,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Subfloor,Ceramic Tile,Laminate,Linoleum,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Range,Refrigerator,Washer/Dryer**

Int Feat:

**Built-in Features,Kitchen Island,No Smoking Home,Pantry,Recreation Facilities,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$100**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R1P**

Legal Desc:

0124838

Remarks

Pub Rmks:

**Bear Ridge teems with energy, and 117 Kodiak Crescent is ready to be part of the action again! This half duplex is fully developed and would be an economical choice for anyone looking to get into the home buying market. With low condo fees and easy upkeep, this unit will please even the most discerning of buyers. Upon entering the main level from the double parking pad in front of the home, you are greeted with an inviting living space adorned with a gas fireplace that flows into the eat in kitchen, fully equipped with an island and corner pantry. Off the kitchen is a full sized deck that leads to the fully enclosed back yard, perfect for your four legged friends! The main level also offers a two piece powder room that conveniently doubles as the main floor laundry. Heading to the basement, there is one bedroom, a three piece bath with a standup shower, and another living room, complete with a fridge and sink, providing endless opportunities for entertaining friends. If it's privacy you're looking for, the separate entrance to the basement can be engaged by simply locking the door to the kitchen. Perfect if you have family on an extended stay! On the top level, are three generously sized bedrooms including the primary that has its own walk-in closet. The four piece bath and linen closet complete this floor. Within a one minute walk to the bus stop, great schools within walking distance, and the Birchwood Trails just across the main thruway, this is one property you don't want passing you by. The price is on pointe, and the low, low condo fees make it an easy choice.**

Inclusions:

N/A

Property Listed By:

People 1st Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







